



City of Burlington, Burlington County, NJ

Available Brownfields Redevelopment Site

317-333 East Federal Street –Just off of heavily trafficked U.S Route 130

Redevelopment Opportunity

- The City of Burlington is looking to compliment the robust residential developments in downtown with additional retail offerings in this charming historic city.
- The site is identified in the New Yorkshre Redevelopment Plan as an Opportunity Site for neighborhood commercial uses.
- The site is located just off Route 130 and is currently owned by the City of Burlington.
- Currently 473 residential units under construction/planned in the City of Burlington.
- NJEDA funded market study completed for the site.
- Nearby retail uses include Wawa, McDonalds, Rite Aid
- Environmental Assessment and Analysis Report Completed 2014

Demographic Statistics

Population

- City of Burlington 2012 ACS – 9,850
- 5 minute Drive Time – 15,397

Median Household Income

- City of Burlington 2012 ACS - \$54,138
- 5 Minute Drive Time - \$57,254

Site Details

Former PSEG substation location, currently owned by City of Burlington, located just off of Route 130

- 25,564 square feet (0 .6 Acres)
- Assessed Value of \$130,600 as of 2014
- Zoning – C-2 Highway Commercial District
- Block 160, Lots 8, 25, 26, 27, 28, 29, 30, 31.01, 32.01
- Remediation Needed

Bulk Standards Requirements

- 2 story or 35 feet
- Maximum impervious coverage 85%
- Minimum Setbacks
 - Side and Rear – 10 Feet
 - Front 5 Feet

Minimum On-Site Parking Requirements

- 1 space per 500 square feet of commercial use
- Off street parking provided in rear

